

\$865,000 - 6 Masters Mews Se, Calgary

MLS® #A2109713

\$865,000

4 Bedroom, 4.00 Bathroom, 2,312 sqft
Residential on 0.11 Acres

Mahogany, Calgary, Alberta

An absolute beauty, and a rare find these days, this fully finished Mahogany home is in a premiere central location that allows you easy walkable access to all the best parts this award winning family community has to offer. The Mahogany Beach Club is close enough to load up the wagon and walk over on a nice summer day (7 mins-450m walking). The Mahogany Wetlands and the miles of serene walking paths through a nature reserve, is right out your front door (2 mins-150m). Both elementary schools, Divine Mercy (7 mins-800m) and Mahogany School (13 mins-950m), are also right there for your convenience. All this while being nestled on a quiet cul-de-sac on a bright and sunny corner lot with the feeling of open space and views to the wetlands. With well over 3,000 square feet of developed space loaded with features and upgrades, too numerous to mention all individually, you can just move right in to this well cared for home and make it yours. The open main floor with nine foot ceilings and wide plank engineered hard wood floors (installed 2019) along with a spacious office area, additional convenient built-ins and designer paint colors done in 2022. The kitchen has a large quartz island, full height cabinets, upgraded appliances including a gas stove, and a walk through pantry. Upstairs you have generous bedrooms, a custom laundry area with full cabinetry and center loft bonus room. The primary suite views out to the wetlands, has a grand ensuite with two



6 MASTERS MEWS SE

REGA MEASUREMENT STANDARD - CALGARY AB

MAIN LEVEL (AG) - 1027.28 Sq.Ft. / 95.43 m²

UPPER LEVEL (AG) - 1285.04 Sq.Ft. / 119.38 m²

TOTAL ABOVE GRADE RMS SIZE - 2312.32 Sq.Ft. / 214.81 m²

BASEMENT DEVELOPED AREA (BG) - 828.84 Sq.Ft. / 77.00 m²

BASEMENT UNDEVELOPED AREA (BG) - 198.45 Sq.Ft. / 18.44 m²

TOTAL AG/BG AREA - 3339.61 Sq.Ft. / 310.25 m²



separate sink areas divided by a centered soaker tub, along with private water closet and 10mm glass tiled shower. The basement has been professionally finished and includes sunshine windows for extra light, a large recreation room with a side bar, a flex/ den area as well as a bedroom and four piece bathroom. The corner lot and the grading here mean extra and larger windows, unobstructed by neighbors, and allow the home and yard to be flooded with light. The pergola patio with duradeck vinyl covering and glass railings gazes out towards the wetlands. Down the stairs from the deck, there is plenty of yard space in the fully fenced yard, as the corner lot allows for a slightly larger area. There is even a rare back lane here which means more space from your neighbors. Guest parking is a breeze with space beside the home and in the lane. Central Air conditioning is a must in recent Calgary summers. Composite siding and upgraded garage and front doors add to curb appeal and long term durability. It is a full package that is much more than your average home in this area. Come and see for yourself today!

Built in 2014

Essential Information

MLS® #	A2109713
Price	\$865,000
Sold Price	\$865,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,312
Acres	0.11
Year Built	2014
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	6 Masters Mews Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2B4



Amenities

Amenities	Clubhouse, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
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Date Sold	March 3rd, 2024
Days on Market	9
Zoning	R-1s
HOA Fees	575.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Coldwell Banker Home Smart Real Estate
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